

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Official Eligibility Determination  
(OAHF use only)

OAHF1403

Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
  - Determined Not Eligible – National Register
  - Determined Eligible – State Register
  - Determine Not Eligible – State Register
  - Need Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District

**I. IDENTIFICATION**

- 1. Resource number: **5SM.1676/THAS.209**
- 2. Temporary resource number: **N/A**
- 3. County: **San Miguel**
- 4. City: **Telluride**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **435 W. Pacific LLC House**
- 7. Building Address: **435 W. Pacific Avenue**
- 8. Owner Name and Address: **435 W. Pacific LLC  
12 Crow Lane  
Pembroke HM19, Bermuda**

Parcel number(s):	<b>477901202023</b>



<b>THLD RATING:</b>	<b>Primary - Contributing to District</b> <b>Secondary Residence – Non-Contributing without Qualifications</b>
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## Architectural Inventory Form

Page 2 of 9

### II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**  
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)  
 Zone: **13** **252680 mE** **4202416 mN**
11. USGS quad name: **Telluride, Colorado**  
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot 10A, Block 5**  
 Addition: **West Telluride Addition** Year of addition: **1891**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **3431 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:  
**Porch**  
**Roof Treatment/Dormer**  
**Balcony**  
**Fence**
21. General architectural description:  
**This is a 1½-story wood frame Dutch Colonial Revival style dwelling. It is supported by a painted blue/grey concrete foundation, with a basement beneath the main level as the foundation wall is penetrated by 3-light hopper basement windows with painted green wood frames and painted white wood surrounds. The house's exterior walls are clad with painted white horizontal wood siding, with painted green 1" by 4" corner boards, although painted green, grey and white fishscale shingles appear in the façade's upper gambrel end and in the upper gable end of a large dormer on the east-facing roof slope. The gambrel roof is steeply-pitched, is covered with green asphalt composition shingles, and has painted green and white boxed eaves. The large gabled dormer on the east roof slope has a 4/1 double-hung sash window, and there is also a large shed-roofed dormer, with two small 4-light windows, on the west roof slope. A cannonball finial is located at the front apex of the gabled dormer. The home's windows are predominantly 3/1 and 4/1 (ribbon style) double-hung sash, with painted white wood frames and surrounds. A painted white wood-paneled door, with three upper sash lights, and covered by a painted green wood screen door, enters the façade (south elevation) from a 3-step wood porch which is recessed under the southeast corner of the house's gambrel roof. A relatively large addition has been built onto the house's north (rear) elevation. This addition is supported by a concrete foundation, and its exterior walls are clad with painted white horizontal wood siding, with painted green 1" by 4" corner boards. The addition also features a steeply-pitched gable roof, with green asphalt composition shingles, painted white and green boxed eaves, and a large shed-roofed dormer on its east-facing roof slope. A painted green wood-paneled door,**

## Architectural Inventory Form

Page 3 of 9

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with four upper sash lights, enters the addition from a shed-roofed porch on the east elevation. A set of paired glass-in-wood-frame atrium doors enters the addition's ground level from a flagstone patio on the north elevation. A wooden staircase ascends to a wood balcony which covers part of the patio. A painted white glass-in-wood-frame door, with flanking 3/1 (ribbon-style) double-hung sash windows, opens from the upper half story onto the balcony.

22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**  
 Building type:

23. Landscape or special setting features:  
**This property is located on the north side of West Pacific Avenue in the block between Aspen and Townsend Streets. A painted white picket fence extends along the east property line.**

24. Associated buildings, features or objects:  
**Secondary Residence (THAS #209)**  
**A historic wood frame secondary residence is located adjacent to the alley at the rear of the property. This building, overall, measures approximately 14' N-S by 20' E-W, including an approximately 14' by 10' 1½-story gabled section, and an approximately 14' by 10' one-story shed-roofed extension to the west elevation. This building has painted cream white horizontal Masonite type siding, with unpainted 1" by 4" corner boards. The gable roof over the 1½-story section is steeply-pitched, and is covered with metal roofing material. A painted cream white and brown wood-paneled door, with one upper sash light, enters the building on the south elevation. A set of paired 6-light windows penetrate the west elevation.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:  
 Source of information: **Sanborn Insurance maps, October 1890 and February 1893.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Unknown**  
 Source of information: **N/A**

## Architectural Inventory Form

Page 4 of 9

29. Construction history:

**Sanborn Insurance maps indicate that this house was erected between October of 1890 and February of 1893. The Sanborn maps also reveal that the secondary residence on the alley (THAS #209) was built between 1899 and 1904. It replaced a smaller single-story structure adjacent to the alley which is depicted on the 1893 and 1899 Sanborn Insurance maps. The 1904, 1908 and 1922 Sanborn maps all label the use of THAS #209 as "D" (Dwelling). These maps also show the building divided into east and west sections. The 1904 and 1908 maps show both sections as one story, while the 1922 map shows the east section as 1½-story and the west section as one story. The building, thus, may have been enlarged between 1908 and 1922. Town of Telluride Planning Department files reveal that the rear addition to the primary dwelling was designed by Bercovitz Design Architects and erected in 2003.**

30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling**

35. Historical background:

**Sanborn Insurance maps indicate that this property's primary dwelling was erected between October 1890 and February 1893, and that the secondary residence on the alley was built between 1899 and 1904. Information regarding families and individuals associated with the buildings in the 1890s and early 1900s has not been uncovered. Michael and Steve Chadwick of Dolores, Colorado owned this property in 1986.**

36. Sources of information:

**San Miguel County Assessor records.**

**San Miguel County Commercial Property Appraisal Record.**

**Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.**

**Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**

**Town of Telluride Building Department building permit files.**

**Town of Telluride Planning Department files.**

# Architectural Inventory Form

Page 5 of 9

## VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:  
Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1.    The structure is representative of a unique historical social activity of an era
- 7-505.A.2.    The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3.    The structure was an historically or architecturally important public building
- 7-505.A.4.    The structure has a unique historical significance beyond a local level
- 7-505.A.5.    The parcel was the site of an important historic event or activity
- 7-505.A.6.    The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance:                    **Architecture, Settlement**

40. Period of significance:                    **1878-1913**

41. Level of significance:    National:                                State:                    Local:

42. Statement of significance:

**Both of this property's extant buildings are historically significant for their association with Telluride's residential development beginning in the 1890s and very early 1900s. The primary dwelling is also architecturally significant for its early Dutch Colonial Revival architectural attributes, including such features as its gambrel roof and front porch recessed under the roof eave. The secondary dwelling is also architecturally significant as a reasonably intact vernacular wood frame building dating from just past the height of Telluride's mining boom. Due to some loss of integrity (the construction of a rear addition in 2003), the primary dwelling should probably be rated as a "contributing" resource within the Telluride National Historic Landmark district. The secondary dwelling on the alley should be rated "non-contributing without qualifications."**

# Architectural Inventory Form

Page 6 of 9

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat less than optimal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The physical integrity of the primary dwelling has been diminished by construction of a rear addition in 2003. Overall, though, this property still contributes to the historic character of the Telluride National Historic Landmark District.**

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible / Contributing to District**  
 Local landmark eligibility field assessment: **Eligible / Supporting to District**
45. Is there National Register district potential? Yes  No  
 Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing  Noncontributing N/A:

## VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #5, Images 601-607** CDs filed at: **Town of Telluride**
48. Report title: **Town of Telluride Re-Survey of Historic Structures** **Planning and Building Department**
49. Date(s): **09/30/2007; revised 4/10/2013** **113 West Columbia Avenue**
50. Recorder(s): **Carl McWilliams** **Telluride, CO 81435**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

# Architectural Inventory Form

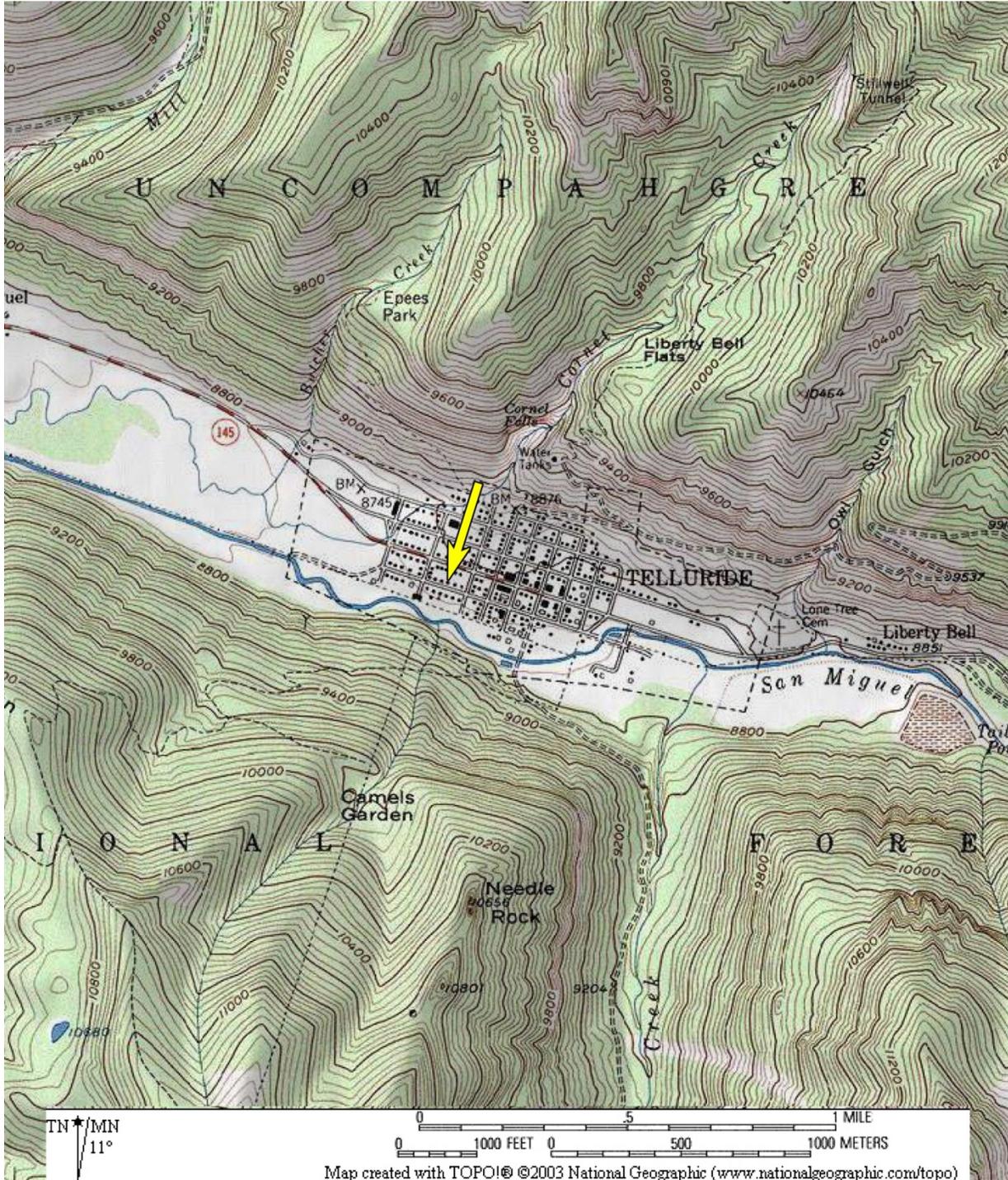
Page 7 of 9

## Sketch Map



# Architectural Inventory Form

## Location Map



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